



# White Hart

## To Let

Rental Offers in the Region of **£27,500 p.a.**

White Hart, 2 London Street, Swaffham, Norfolk, PE37 7DG

### AT A GLANCE

- Thriving Norfolk Town Centre Location
- Floor Area of 5,231 ft<sup>2</sup>
- Additional Bar area to Rear
- Patio Garden Area
- New Free of Tie Lease being Offered
- Excellent Road links
- Extensive Main Bar and Dining Area (80 seated)
- Late license
- 3 Bedroom Private Accommodation
- In-going Rental Incentives may be Offered

### Viewing And Further Information

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## PROPERTY

The White Hart is a dominant corner semi-detached property over 2 floors, which has been linked over the years via a single-storey extension (with loft area at the far end) to the rear outbuilding.

Trading areas consist of a large two-section split level bar around a central bar servery with large fireplace and access to ladies and gents WC's. The area could accommodate up to 80 seated customers. Office area and ground floor cellar (with access to courtyard) behind the servery as well as internal access to private accommodation on 1st floor. The main ground floor has been extended and previously used as a dining space (with disabled WC) with dance floor and separate servery, which leads through to a prep or storage area, commercial kitchen, storage space with door to patio garden and stairs to a 1st floor loft area above the kitchen over 2 rooms, which could be converted to a self-contained one bedroom flat for live in managers or chefs' accommodation.

External area consists of an enclosed patio garden with gate access to side road. The area could comfortably sit 40 customers.

The private accommodation is located on the first floor, all rooms are located off a main landing consisting of a lounge, three bedrooms (one with an en-suite), kitchen/diner and main bathroom.

## PLANNING

The local authority is Breckland Council.

We are advised the premises is Grade II Listed and falls within a Conservation Area.

## UTILITIES

We are advised that the property is connected to all mains services. Mains gas is available but not connected

## MEASUREMENTS

The area of the site is 0.1 acres with a total floor area of 5,231 ft<sup>2</sup> (486 square metres)

\* Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

Any remaining fixtures and fittings will be inherited by a new incoming tenant.



## THE BUSINESS

The business is closed and no trade is warranted or sold. We have no access to previous trading information.

## RATES & CHARGES

Rateable Value - £13,500. Council Tax – Band B

## TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £27,500 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease.

The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5 yearly open market rent reviews.

Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan.

Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,750 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 6 months rent + VAT.

## PREMIUM

Nil Premium.





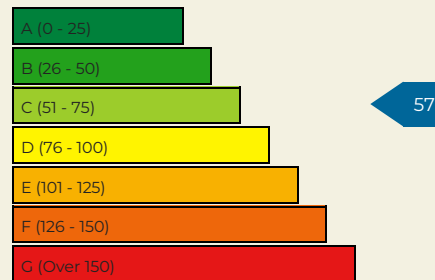
### LOCATION

The White Hart occupies a prominent corner position within the large traditional Norfolk market town of Swaffham, overlooking the marketplace and close to the town's main two parking areas.

Swaffham is situated just off the main A47 trunk road, which links the Midlands through to Norwich and the east coast resorts of Great Yarmouth and Lowestoft. The major conurbations of King's Lynn and Norwich are around 15 miles west and 30 miles east respectively, whilst the A1065 links the town south to Newmarket and the A14, with the north Norfolk coast around 25 miles north.



### EPC



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